

Statement of Information

**Single residential property located in the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address  
Including suburb and  
postcode

27 Garner Parade, Dallas Vic 3047

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$665,000

&

\$680,000

**Median sale price**

Median price

\$507,500

House

X

Unit

Suburb

Dallas

Period - From

01/01/2018

to

31/03/2018

Source

REIV

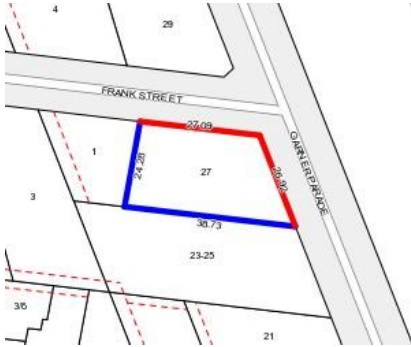
**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25 Stewart Gr CAMPBELLFIELD 3061	\$695,000	23/06/2018
2	66 Waranga Cr BROADMEADOWS 3047	\$630,000	29/01/2018
3	14 Geach St DALLAS 3047	\$610,000	29/03/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



4   2   6

**Rooms:**  
**Property Type:** House  
**Land Size:** 800 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$665,000 - \$680,000  
**Median House Price**  
March quarter 2018: \$507,500

## Comparable Properties



**25 Stewart Gr CAMPBELLFIELD 3061 (REI)**   **Agent Comments**

4   2   -

**Price:** \$695,000  
**Method:** Auction Sale  
**Date:** 23/06/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 660 sqm approx



**66 Waranga Cr BROADMEADOWS 3047 (REI/VG)**   **Agent Comments**

5   2   2

**Price:** \$630,000  
**Method:** Private Sale  
**Date:** 29/01/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 636 sqm approx



**14 Geach St DALLAS 3047 (REI/VG)**   **Agent Comments**

4   2   4

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 29/03/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 765 sqm approx